
CROSS ENGINEERING CONSULTANTS

I N C O R P O R A T E D

131 S. Tennessee St.
972.562.4409

- **McKinney, Texas 75069**
- **Texas P.E. Firm No. F-5935**

August 25, 2014

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

Attn: Brian Lockley
Director of Planning

Re: Preliminary Plat – Leon Capital Addition
CECI Project No. 15067

Dear Brian:

Attached please find the Preliminary Plat Submittal for Lots 1, 2 and 3, Block A, Leon Capital Addition. The property is located at the northwest corner of Custer Road and Virginia Parkway. The intent of the Owner is to plat the property to subdivide lots for retail shops and restaurant space. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney for Building and Engineering Design. Project details are summarized as follows:

- Subject property is 13.637 acres
- The property is zoned PD 2004-11-116 and PD 2006-04-039
- The proposed subdivision is to create 3 lots for retail and restaurant uses.

Thank you in advance for your consideration with this matter. Please contact me if you have any questions or concerns.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.

Dwayne Zinn
Project Manager